MIDWEST LAND GROUP PRESENTS

# 28 ACRES

# LACLEDE COUNTY, MO











MIDWEST LAND GROUP

MidwestLandGroup.com







# GASCONADE RIVER RETREAT
# 28 +/- ACRES OF RIVERFRONT

**COUNTY:** LACLEDE | **STATE:** MISSOURI | **ACRES:** 28

Properties like this are getting harder and harder to find. Offering 28 +/- acres of mature timber, approximately 1,900 feet of Gasconade River frontage, and a setting that feels a world away from everything, this property is a rare opportunity to own your own private piece of the Ozarks.

Imagine starting your morning with coffee at the cabin, listening to the sounds of nature, or ending the day watching the sun set over the Gasconade River from a breathtaking lookout with views that stretch for miles. The property is surrounded by hundreds of acres of Mark Twain National Forest on two sides, creating a sense of privacy and endless opportunity to enjoy the outdoors. The timber has never been logged, and the property is rich with wildlife, making it an ideal hunting retreat.

A cleared build site offers the perfect location to build your dream river getaway, while the existing one-room cabin provides a great place to stay, unwind, or set up camp for hunting season. Electric is already on the property, and access is convenient with blacktop road frontage followed by approximately half a mile of gravel/dirt road travel to a gated entrance.

What truly sets this property apart is the river access. With approximately 1,900 feet of Gasconade River frontage, a road leading down to the water, and a cleared area perfect for setting up camp, this property offers some of the best river access you'll find. Walk right into the water and spend your days floating, fishing, swimming, or simply relaxing along the riverbank. Whether you're packing a cooler for a full day on the water, enjoying an evening around the campfire, or watching the kids splash along the shoreline, this is the kind of place where memories are made.

Conveniently located approximately one hour from Fort Leonard Wood, less than three hours from St. Louis, and approximately 3.5 hours from Kansas City, this is an easy-to-reach escape without sacrificing the feeling of being miles away from it all.

Owned and enjoyed by the same family since 1967, this property has nearly 60 years of memories woven into its landscape. Now, the opportunity is here for a new family to make it their own. Riverfront properties with this much frontage, this kind of access, mature timber, and surrounding national forest are truly hard to come by. If you've been looking for a private hunting camp, a weekend escape, or a place to build something special along the river, this is one you won't want to miss.

# PROPERTY FEATURES

- 28 +/- acres
- Approximately 1,900 feet of Gasconade River frontage
- Some of the best walk-in river access you'll find
- Cleared riverside camping area
- Breathtaking lookout with panoramic views overlooking the river
- Surrounded by hundreds of acres of Mark Twain National Forest
- One-room cabin
- Cleared build site for your future river retreat
- Electric on site
- Gated entrance for added privacy
- Blacktop road access with approximately 1/2 mile of gravel/dirt road travel
- Abundant wildlife and excellent hunting opportunities
- 1 hour from Fort Leonard Wood, MO
- 3 hours from St. Louis, MO
- 3.5 hours from Kansas City, MO





# 28 +/- ACRES





# GASCONADE RIVER FRONTAGE

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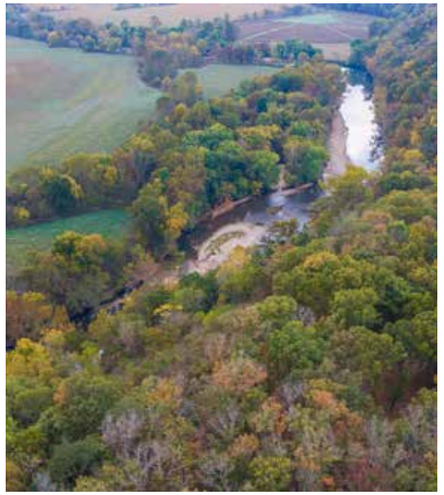




















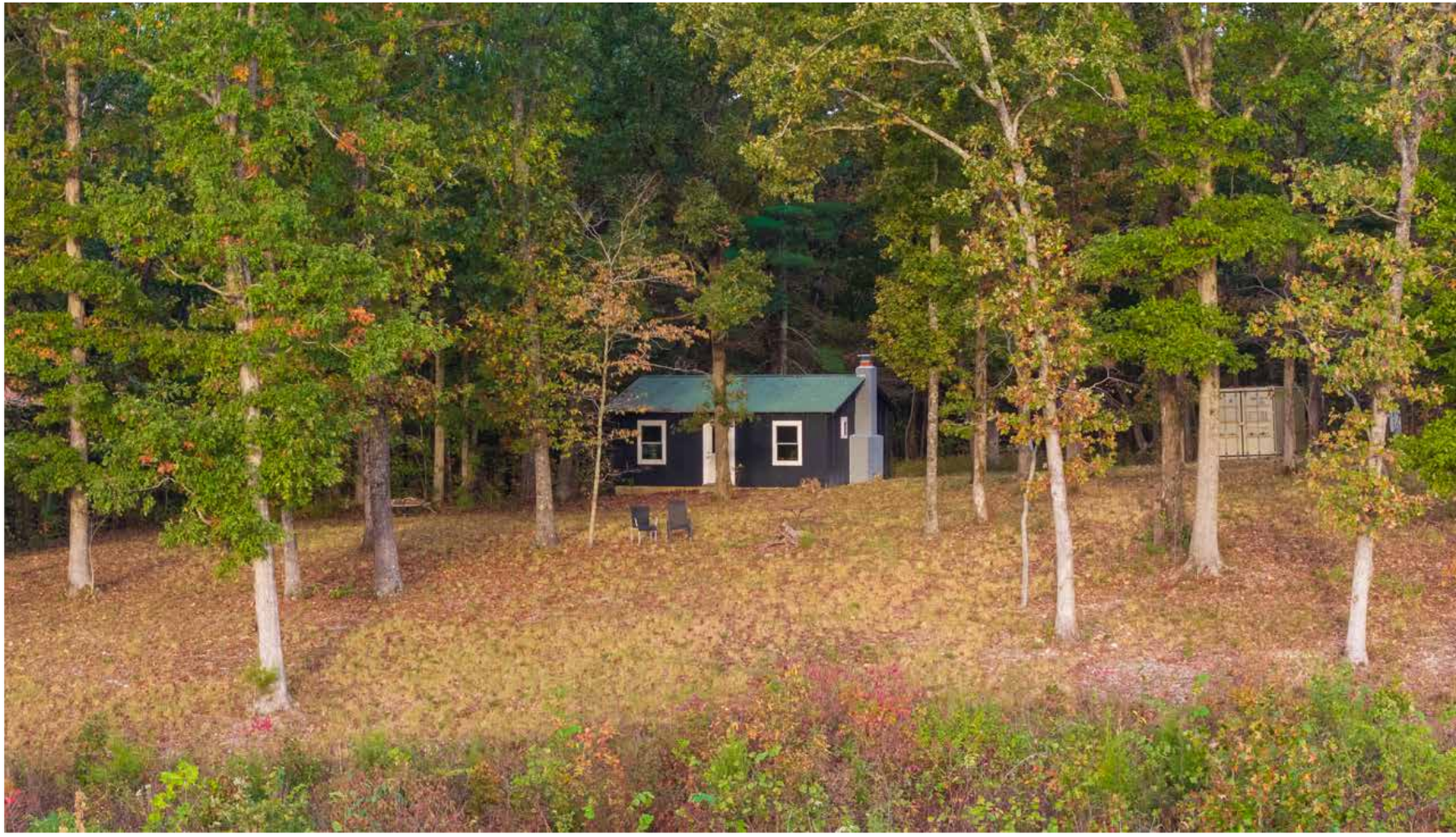


# ONE-ROOM CABIN

A cleared build site offers the perfect location to build your dream river getaway, while the existing one-room cabin provides a great place to stay, unwind, or set up camp for hunting season.











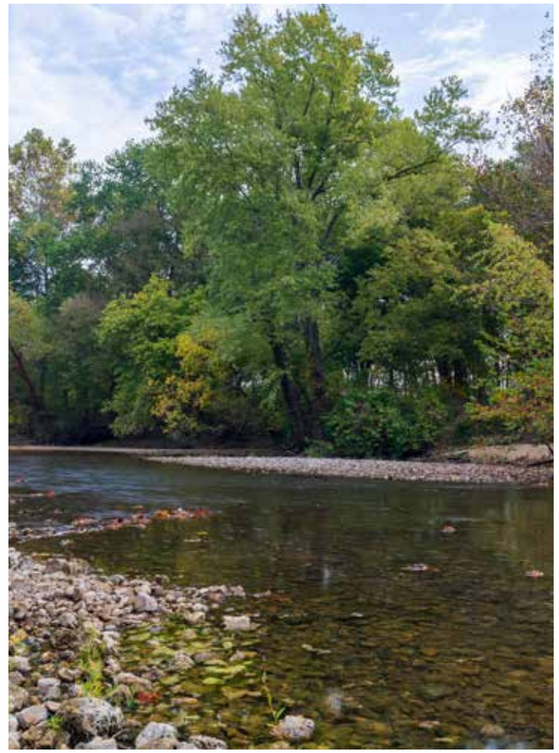






# MATURE TIMBER

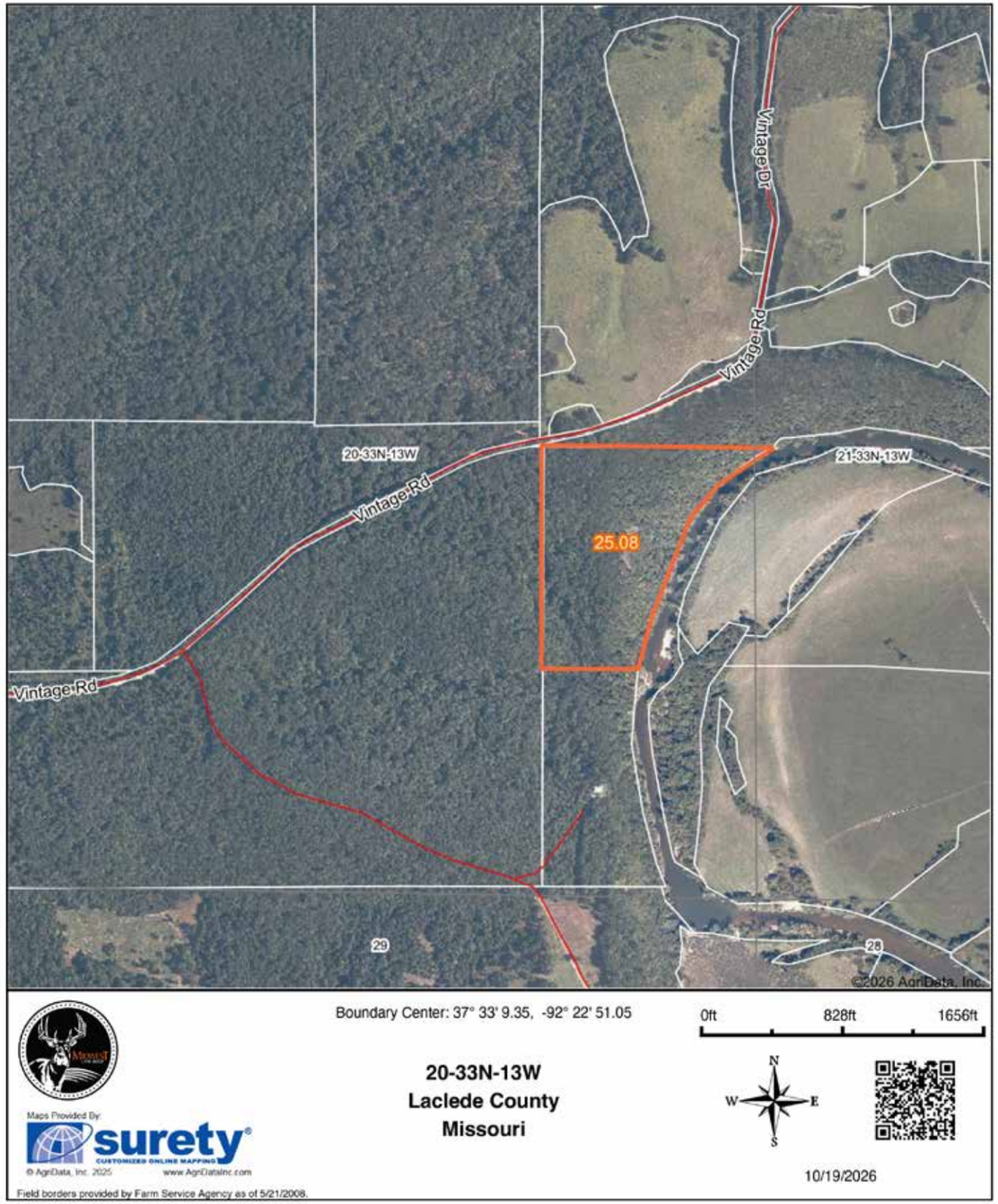
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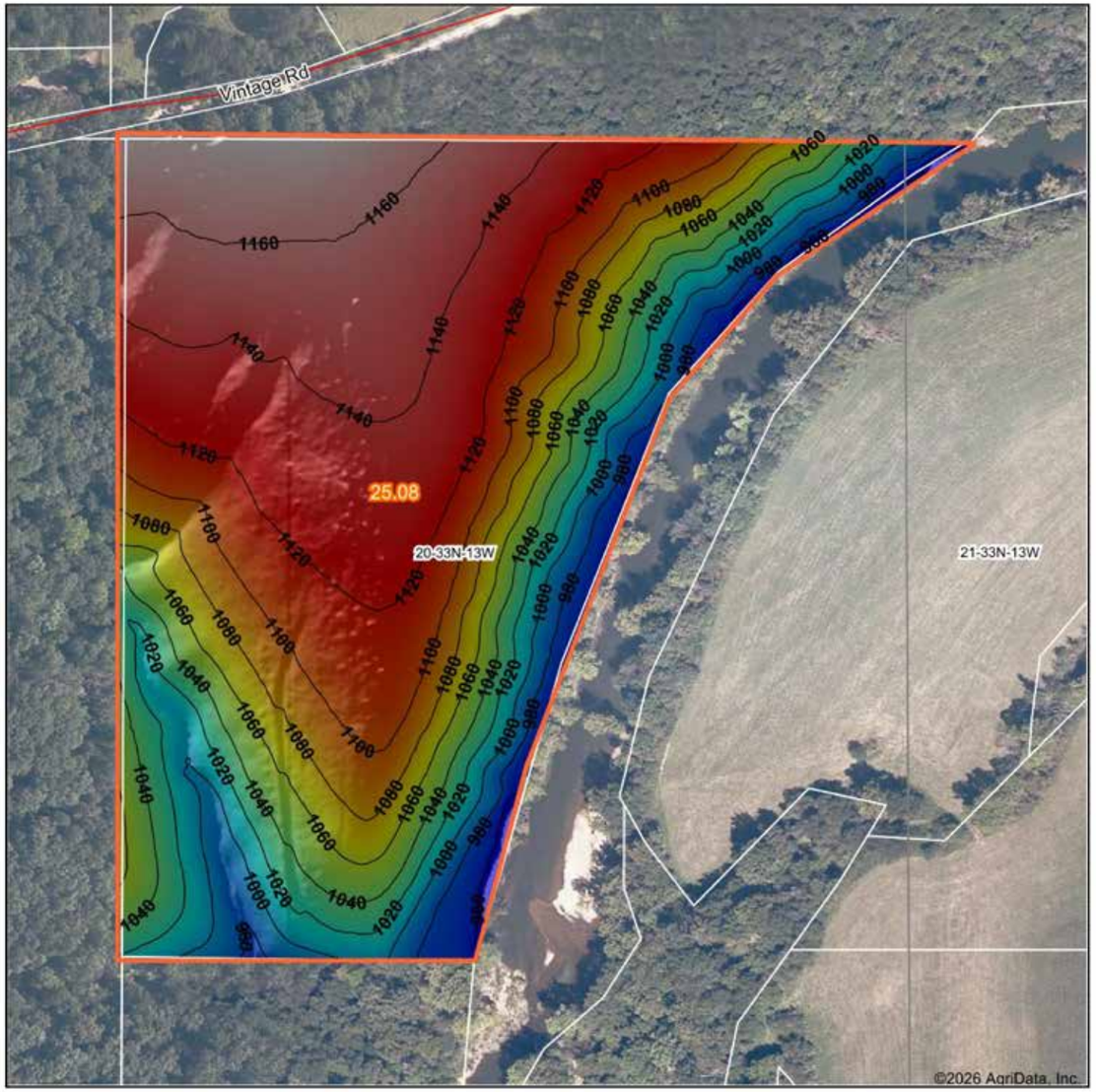




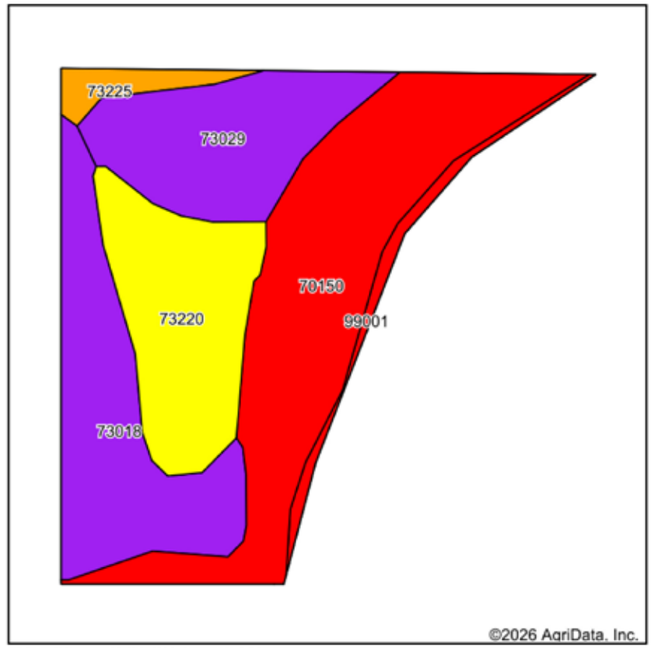
# AERIAL MAP



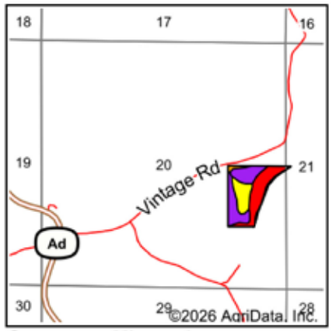

# HILLSHADE MAP



# SOILS MAP




Soils data provided by USDA and NRCS.




State: **Missouri**
County: **Laclede**
Location: **20-33N-13W**
Township: **Gasconade**
Acres: **25.08**
Date: **10/19/2026**

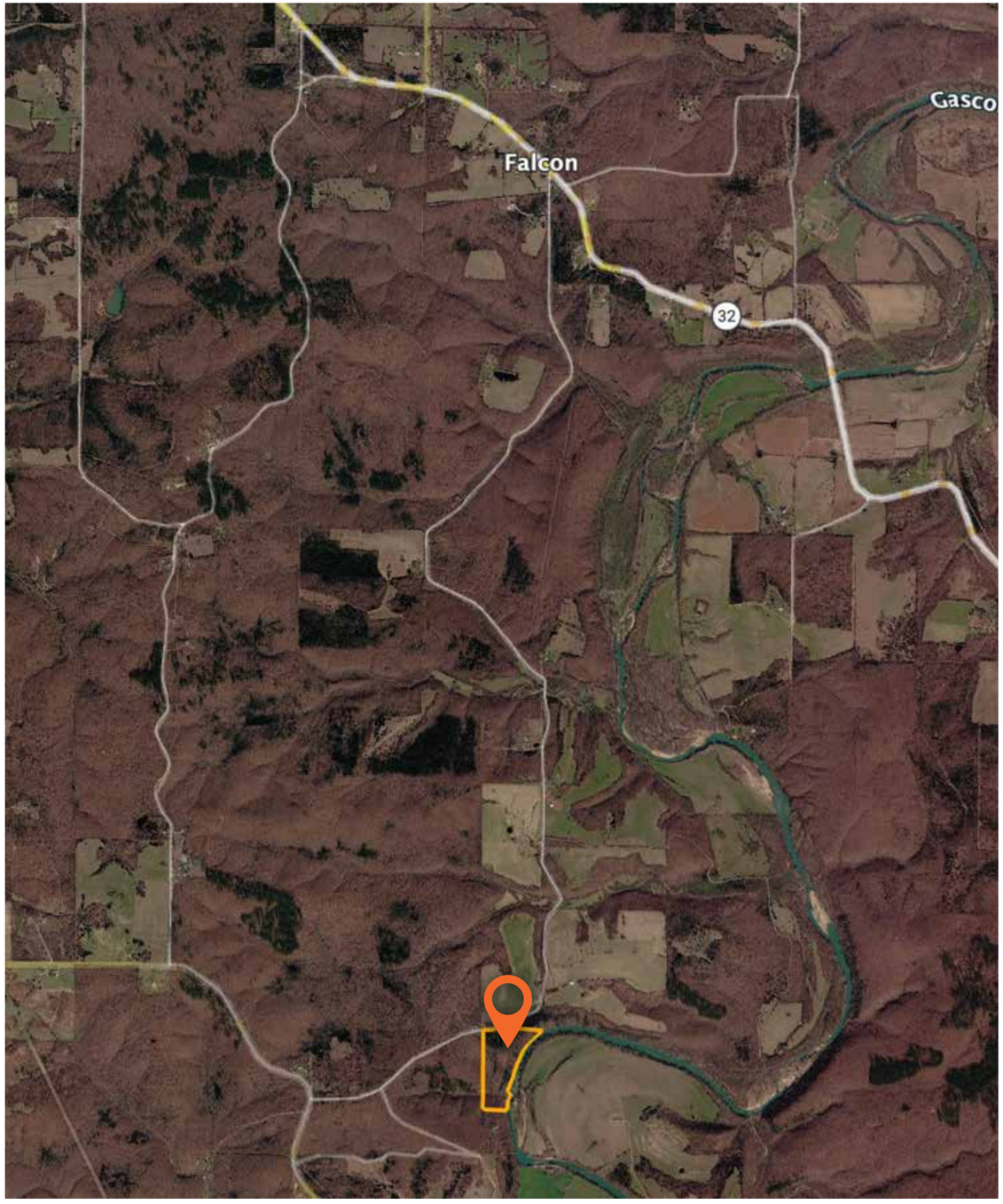
Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO105, Soil Area Version: 30

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Soil Drainage | Non-Irr Class | Red clover hay Tons | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Soybeans |
|---|---|---|---|---|---|---|---|---|---|---|
| 70150 | Moko-Rock outcrop complex, 50 to 100 percent slopes | 8.93 | 35.6% | | Well drained | VIIIe | | 6 | 6 | 2 |
| 73018 | Clarksville very gravelly silt loam, 15 to 35 percent slopes | 5.54 | 22.1% | | Somewhat excessively drained | VIIe | | 12 | 12 | 4 |
| 73220 | Poynor extremely gravelly silt loam, 8 to 15 percent slopes | 4.79 | 19.1% | | Well drained | IVe | 2 | 53 | 42 | 35 |
| 73029 | Gasconade-Gatewood-Rock outcrop complex, 3 to 15 percent slopes | 4.39 | 17.5% | | Somewhat excessively drained | VIIe | | 32 | 31 | 20 |
| 99001 | Water | 0.72 | 2.9% | | Subaqueous | VIII | | | | |
| 73225 | Ocie-Gatewood complex, 3 to 8 percent slopes | 0.71 | 2.8% | | Moderately well drained | IIIe | | 54 | 52 | 42 |
| | | | | | **Weighted Average** | **6.70** | **0.4** | ***n 22** | ***n 19.7** | ***n 13** |

*n: The aggregation method is "Weighted Average using all components"

# OVERVIEW MAP



## AGENT CONTACT

Amber Miller, a Missouri native, brings a wealth of experience and passion to Midwest Land Group. Hailing from Springfield and now residing in Long Lane, Missouri, with her husband Logan, and their sons, Case and Cole, Amber's roots run deep in the region she serves, particularly in Southwest Missouri. Her educational background in Agriculture Business from Missouri State University, coupled with a minor in Finance and Marketing, equips her with a solid foundation for navigating the complexities of real estate transactions.

Amber earned her real estate license in 2018, showcasing her unwavering commitment to excellence in the industry. Amber's journey into land sales is deeply personal, rooted in her upbringing on a small farm in Dade County. From hunting to antique shopping and sourdough baking, she embodies the essence of rural living. Her active involvement in community organizations like Pisgah Baptist Church, Dallas County Elementary School PTO, and Buffalo Women's Professional Development group underscores her commitment to serving others beyond real estate transactions.

What sets Amber apart is her genuine passion for real estate and her unwavering dedication to her clients. Whether it's leveraging her deep understanding of land management or going the extra mile to exceed expectations, Amber's clients trust her to guide them through their land journey with integrity and expertise. With her husband Logan also on board at Midwest Land Group, the Millers offer a dynamic duo poised to deliver unparalleled service and results in land sales across Southwest Missouri.




**AMBER MILLER**

**Land Agent | Serving Missouri**

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